

**Steven A. Robins**  
301-657-0747  
[sarobins@lerchearly.com](mailto:sarobins@lerchearly.com)

**Elizabeth Rogers**  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

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**BY ELECTRONIC DELIVERY**

Mr. Elza Hisel-McCoy, Chief  
Ms. Stephanie Dickel, Acting Regulatory Supervisor  
Planning Area 1  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Letter of Explanation  
The Collection  
Administrative Site Plan Amendments Nos. 82001013F and 82001021H

Dear Mr. Hisel-McCoy and Ms. Dickel:

We are pleased to submit this application for administrative amendments to the above-referenced Site Plans (collectively, the "Administrative Amendments") on behalf of The Chevy Chase Land Company (the "Applicant"). These Administrative Amendments propose minor adjustments to accommodate additional restaurant tenants, for the property located in the northeast quadrant of the intersection of Wisconsin Avenue and Wisconsin Circle and better known as "The Collection" (the "Property").

**I. Background**

The Property recently underwent a substantial transformation, effectively rebranding and repositioning The Collection into a more vibrant and active mixed-use development. As part of its rebranding efforts, the Applicant sought to attract additional restaurant tenants to the site. Recognizing that outdoor seating is necessary for restaurant tenants, and also recognized to be an effective way to activate the street, the Site Plans were previously amended, in part, to facilitate the conversion of public use space and vehicular and parking area into private outdoor restaurant seating (*See* Site Plan Amendments 82001021E and 82001013C). In order to effectively implement this outdoor seating in portions of the site, the Site Plan was subsequently amended to allow

for the installation of temporary structures to level the existing grade, to accommodate outdoor seating (*See* Site Plan Amendments 82001021F and 82001013D). The prior approvals did not result in a decrease in the public use space provided on-site, as additional modifications were approved to create additional public use space.

## II. Proposed Modifications

Consistent with the intent of the prior approvals, the Applicant is seeking approval of the following modifications, which are necessary to accommodate additional restaurant tenants in the building located along Wisconsin Avenue, just north of the internal access drive/Clyde's restaurant building. Specifically, the Applicant is proposing the following:

- Breakdown of Commercial Use: The Applicant is proposing minor adjustments to the breakdown of the overall approved commercial use on-site, to allow for a potential reallocation of retail square footage to accommodate additional restaurant tenants. Specifically, the Applicant is proposing to provide the opportunity to increase the restaurant uses in Site Plan No. 82001021H by up to 3,737 square feet (with a corresponding 3,737 square foot reduction in the approved retail square footage) and to increase the restaurant uses in Site Plan No. 82001013F by up to 1,152 square feet (with a corresponding 1,152 square foot reduction in the retail square footage). Importantly, the overall approved square footage will remain unchanged (*i.e.* 112,000 square feet for Site Plan 82001021H and 300,000 square feet for Site Plan 82001013F).
- Private Outdoor Dining Area: The prior approvals allowed for approximately 724 square feet of outdoor private dining located immediately to the south of the subject building but also noted that “additional private outdoor dining areas may be provided along the multiple store fronts where appropriate, as long as pedestrian circulation is not hindered and provided space does not drop below previous approved/provided amounts” (*see* sheets C-5). The Applicant is proposing to expand the outdoor dining area for the subject building. Specifically, the outdoor dining is proposed to run the length of the southern façade and wrap the around the building along a portion of the internal Promenade and Wisconsin Avenue. A raised patio will be constructed to accommodate challenges associated with the existing grade and to ensure that the outdoor seating area aligns with the interior floor level of the adjacent restaurant space. Furthermore, given the level of traffic along Wisconsin Avenue, the raised patio will provide patrons with a necessary sense of enclosure and separation from the adjacent vehicular traffic. The raised patios have been designed with a stone retaining wall and exterior perimeter landscaping to provide for an aesthetically pleasing street wall. Elevations of these raised patios are being submitted concurrently with this Letter of Explanation. Adequate pedestrian circulation will be

maintained around the proposed outdoor seating area – as demonstrated on the Site Plan; a minimum five-foot pedestrian path will continue to be provided.

- Adjustments to Public Use Space: To provide for flexibility moving forward to accommodate additional restaurant users, the Applicant is seeking to reduce the overall public use space provided on-site. Importantly, the site will continue to provide adequate public use space on-site to accommodate the code requirements. Specifically, 20% (or 30,000 square feet) public use space will be provided in the CBD portion of the Property and 10% (or 20,820 square feet) public use space will be provided on the TS-M portion of the Property. Similarly, consistent with the above-referenced note on Sheet C-5, which allows for outdoor dining in other appropriate locations not depicted on the Public Use Space diagram, the Applicant is seeking to eliminate all depictions of proposed private dining areas – this will ensure that the plans accurately represent the flexibility that has long since been allowed by the prior approvals (through the above-referenced note regarding the permissibility of outdoor dining areas).
- Relocation of Raised Planters: In order to accommodate the outdoor dining area proposed, while providing for adequate pedestrian circulation, the Applicant is seeking approval to relocate four raised planters. Given their weight and the structural constraints of the below-grade parking garage, these planters will be relocated in strategic locations throughout the site.
- Parking: Slight adjustments to the overall number of on-site parking spaces is proposed to accommodate operational needs of the new restaurant tenants (*i.e.* grease traps in garage). Importantly, the site will continue to provide more than adequate number of parking spaces on-site to meet demand. The Code requires a minimum of 837 parking spaces and 1,186 parking spaces are proposed to remain.
- Associated Modifications: Associated modifications to hardscape, landscape and lighting are proposed to accommodate the aforementioned modifications.

As part of these Administrative Amendments, we are submitting the following items in addition to five copies of this Letter of Explanation:

1. Application Forms and Checklists;
2. Filing Fees for Site Plan Amendments;
3. Application Notice Letter (draft copy);
4. Adjoining and Confronting Property Owner and HOA/Civics Notice List;
5. Markup of Approved Plans;

6. Amended Plans;
7. Original Certified Plans and Resolutions; and
8. Applicant Certificate of Compliance.

## **I. Conclusion**

The modifications proposed by these Administrative Amendments represent modest but important changes to the site design. They do not increase density or height of any building, or prevent circulation on any street or path. Additionally, the proposed modifications will not affect the intent or objectives of the approved Plans. Therefore, we respectfully request approval of these Administrative Amendments.

We appreciate your consideration of this request and look forward to working with you to obtain approval of these Administrative Amendments.

Sincerely,



Steven A. Robins



Elizabeth C. Rogers

cc: Mr. Thomas Regnell  
Ms. Madeleine Abel  
Mr. Ian Duke